



7 Captain's Gorse • Upper Basildon • Berkshire

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Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Junction 12) 5 miles
(all distances/timings approximate)

A delightful 4 bedroom modern house of character, occupying a very peaceful and prime position within this pretty close of only 9 properties. Very spacious ground floor accommodation.

2,745 sq ft / 255 m²
Gardens & grounds extending to 0.25 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





This spacious family house has been beautifully maintained, and is set in secluded gardens with high hedges. Situated on the edge of this pretty semi-rural village, within a designated area of outstanding natural beauty, with lots of footpaths and bridle paths through countryside.

Upper Basildon is a fabulous village in which to live for all age groups, with a very active and thriving family community, with wonderful walks through beautiful countryside. Easy access to the village primary school, village hall, community post office, church and within walking distance to The Red Lion pub which also serves food.

Just a few minutes' drive is the riverside village of Pangbourne with its specialist shops, supermarket, health centre, and station giving fast commuter links to London Paddington, and Reading with the Elizabeth Line. Goring-on-Thames & Streatley are also within easy driving distance, with riverside restaurants, cafes, and shops.

Special features:

- Well-fitted modern kitchen/breakfast room with Rangemaster electric oven with 4 ring electric hob, quartz working surfaces, bay window overlooking side gardens, breakfast room with French doors leading into a modern conservatory
- Conservatory is fully double glazed and centrally heated with French doors leading to the garden
- Sitting room is a lovely room with bay window overlooking the front garden. Attractive old stock brick fireplace holding a raised dual aspect wood burning stove, doors lead into a garden room with French doors leading to the garden. Either side of the fireplace is a walk-through access into a large dining room



- Dining room has a beamed ceiling, hardwood flooring, triple aspect windows, and benefits from the dual-aspect wood burning stove
- Utility room with plumbing for washing machine and dishwasher
- Entrance hall is spacious and light, with a pretty circular glazed cartwheel window looking through into the sitting room
- Well-fitted ground floor cloakroom/shower room
- Principal bedroom is spacious with fitted wardrobes, a dressing room, large ensuite modern shower room and French doors opening onto a large balcony
- Family bathroom is well fitted with Jack and Jill access from bedroom 2 and the landing
- Bedroom 2 was originally divided into 2 bedrooms, the previous owners converted into one to create an excellent guest suite
- Garden room would make a fine family play room, or even a large study
- Replacement double glazed windows throughout

Summary of accommodation: Entrance hall, shower/cloakroom, sitting room, garden room, dining room, conservatory, kitchen/breakfast room, four bedrooms, family bathroom, ensuite shower room to bedroom 1.

Gardens: Rear of property gains the sun from the south and west. Well maintained garden to the rear of the property. High beech and laurel hedges shield the property and give privacy. An arbour covers a stone paved terrace with an ancient wisteria. Fruit trees, further arbour with decked area will be found beside the conservatory.



Summer house with power points, lighting, and double glazing. Behind this is a gravel parking area, accessed by way of gates leading to the main drive.

A long drive flanked by well-maintained lawns through an archway into a large parking area. Double detached garage block with workshop to the rear with a sink and electric.

Gardens & grounds extending to 0.25 acre

Local Facilities Upper Basildon is a much sought-after village. Enjoying a very active community; the village hall hosts a number of events during the course of the year. The recreational ground has playing fields, a football club, and an excellent tennis club. The Red Lion is a popular pub serving local ales and food. Various clubs and activities use the church centre and or the main church.

For the equestrian enthusiast there are many bridle paths surrounding the village, Cullinghood riding stables, and a livery stable. There is an excellent sporting complex open to public membership at Bradfield College with indoor tennis courts, squash, indoor swimming pool, fitness centre, etc. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.

Upper Basildon benefits from being a few minutes' drive from the nearby Thames side village of Pangbourne which offers a range of amenities including a splendid selection of specialist shops including a butcher, cheese shop, organic shop, supermarket, library, doctors, dental practices, hairdressers, pubs, and restaurants.

Pangbourne station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading with the Elizabeth Line giving fast links to The City).

Schools: There are plenty of schools in the area; Upper Basildon Primary School and St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College and Bradfield College. There is The Oratory School, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance. There are bus pick up points locally for The Downs School and sixth form in Compton, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for Girls in Reading are easily accessible by a short train journey from Pangbourne.

Directions: With The Red Lion pub (RG8 8NG) on your right, follow the Aldworth Road for a while, turn next left into Ashampstead Road, proceed to the crossroads, and turn right, then first left and number 7 is on the left-hand side.

What3words: carpenter.penned.tapers

Post Code: RG8 8SZ

Tenure: Freehold

EPC Rating: D

Services: Mains water, drainage, electricity, oil fired central heating. Broadband connected.

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





**Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter**

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

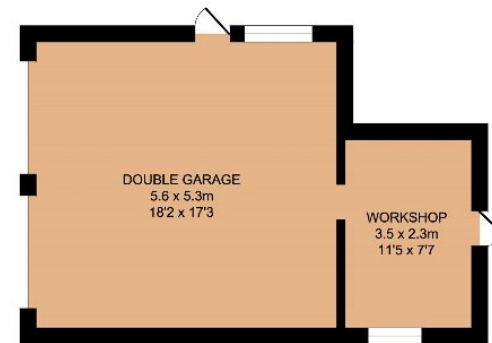
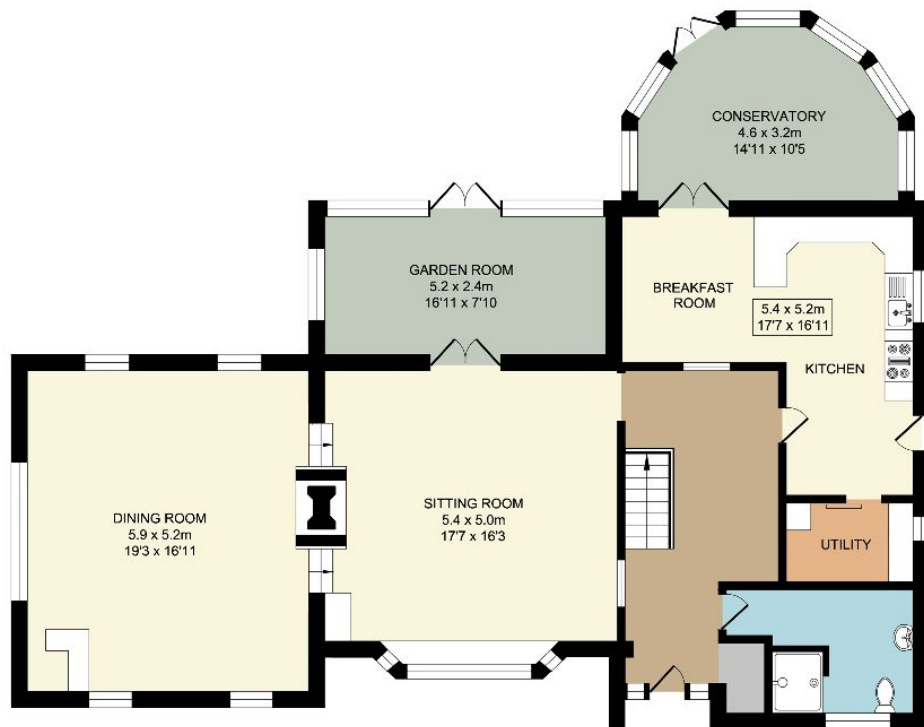
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TOTAL APPROX. FLOOR AREA 255.0 SQ.M. (2745 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



GARAGE APPROX. FLOOR
AREA 38.0 SQ.M. (409 SQ.FT.)



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